



**44 Bro Deg, Ruthin, Denbighshire, LL15  
1YQ**

**£205,000**

 3  1  2  C

**EPC - C72**

**Council Tax Band - C Tenure - Freehold**



## SUMMARY

A well-presented and modern three bedroom semi-detached house, ideal for first time buyers, located in a favorable area of Ruthin. Accommodation comprises entrance hall, living room and modern kitchen diner to the ground floor, utility, with three bedrooms and modern family bathroom to the first floor. Externally the property has off-road parking for multiple vehicles with decking and lawned garden to the rear. Further benefits include uPVC double glazing and gas central heating. EPC Rating - C72, Council Tax Band - C, Tenure - Freehold.





## Accommodation

uPVC front door leading into entrance hall

## Entrance Hall

Providing staircase to first floor and door into:

## Living Room

17'3" x 11'4" (5.278 x 3.466)

Carpeted flooring, uPVC double glazed bay window to the front elevation, recessed fireplace, ample wall sockets, double radiator and door leading into:

## Kitchen/Diner

14'7" x 8'7" (4.458 x 2.640)

Comprising of butcher block work surfaces, matching wall and base units, stainless steel drainer sink with mixer tap, tiled splash back, void for cooker, provisions for dishwasher, ample wall sockets, space for a tall standing fridge/freezer, room for dining table, under-stair storage cupboard, wall mounted radiator, timber door leading into utility room and uPVC french doors leading to the rear garden.

## Utility

7'2" x 5'4" (2.208 x 1.647)

Exposed floor, timber glazed window to the rear and a uPVC door, provisions for washing machine and tumble dryer.

## Bedroom One

13'3" x 8'5" (4.063 x 2.579)

Laminate flooring, fitted wardrobes, uPVC double glazed window to the front elevation and a single radiator.

## Bedroom Two

10'8" x 8'5" (3.259 x 2.574)

Bright and spacious double bedroom with a uPVC double glazed window to the rear elevation and a single radiator.

## Bedroom Three

7'0" x 5'11" (2.157 x 1.809)

uPVC double glazed window to the front elevation and a single radiator.

## Bathroom

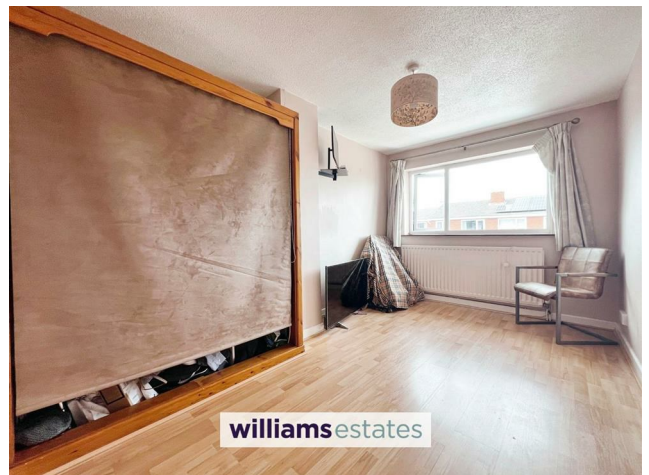
5'10" x 5'5" (1.783 x 1.654)

Low flush W.C., pedestal wash basin, bath with shower over, tiled from floor to ceiling and a uPVC double glazed obscure window to the rear elevation.

## Outside

Providing off-road parking for multiple vehicles, side access to the rear garden which comprises of a decking area and lawned area to the back of the garden, bound by timber fencing and mature shrubs.

## Directions







From our Ruthin office, proceed down Well Street, at the junction so straight ahead on to Station Road and continue onto Wrexham Road, take the first left turning into Erw Goch and continue up the hill. Take the second turning on the right sign posted Bro Deg & Maes Cantaba continue on and take the third turning on your left and will be found by way of our For sale Sign.










## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.